

PB# 78-8

Continental Manor

78-8 Continental Manor
Revision

Approved 2/22/78
no fee for revision

attached



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

New Windsor Planning Board Meeting
Town Hall
Wednesday, August 8, 1979 7:30 P.M.

Received
9:15 AM
8/31/79
cm

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, HENRY VAN LEEUWEN,
PHILIP INFANTE AND JAMES MCCABE.

BOARD MEMBERS ABSENT: LAWRENCE JONES, JOSEPH LOSCALZO AND
JOSEPH CIMORELLI.

OTHERS PRESENT: PHILIP CROTTY, PLANNING BOARD ATTORNEY
PAUL V. CUOMO, TOWN ENGINEER
HOWARD COLLETT, BUILDING & ZONING INSPECTOR

tape 185

Chairman Spignardo called the meeting to order promptly at
7:30 P.M. and presided over same.

#1 on the Agenda:

Bruno Subdivision 3 lot subdivision
Blooming Grove Turnpike
Represented by Mr. Paul Cappichoni

Mr. Cappichoni: I am here for Mrs. Bruno this evening. I
am asking for a one (1) lot subdivision. We are selling the
house and the property. There is a portion the Church of the
Nazarene is taking and another portion a person by the name of Pickney.
It is 1.4374 acre with frontage.

(Mr. Cappichoni explained on the map to the Board.

Atty. Crotty told Mr. Cappichoni what was needed.

Mr. Mc Cabe questioned whether or not the property to the
Church and to Pickney was being given or sold.

Mr. Cappichoni stated it was being sold.

Mr. Cappichoni said he would be in touch with the Engineer who
prepared the subdivision for the corrections and when it
was ready would contact the secretary.

This is to certify that this document is a true copy
of same, as filed in my office.

Signed:

Pauline M. Townsend
Town Clerk 10/10/84

#2 on the Agenda:

Icos Corp. of America
Foreign Trade Zone - Gateway International Park
Represented by Mr. Donald Witfield and Mr. Persico,
and Atty. Schwall.

Mr. Witfield: Icos is buying Parcel number 8. It is about 10 acres of land. International assembly point.
Mr Persico, is an Italian Engineer.

Mr. Persico: Icos Corp. originated in 1938 in Italy. They have other Companies all over the world. They started in the United States in 1968. Icos builds machinery to be used at job sites world-wide. They are hoping to set up a mini-foreign trade zone, which would allow them to ship equipment in and out of the United States without paying duty unless the machinery is used here. We have done many jobs.
We would like to have permission to start clearing the land.

Mr. McCabe: How many people will you employ?

Mr. Persico: Between 12 to 20 people.

Mr. Witfield: They would have office workers, and mechanics. There will be buildings. The outside storage will be screened.

Chairman Spignardo: Do they expect to start the shop building and storage?

Mr. Witfield: Yes.
As he stated, they would like some permission to clear the land.

Mr. Infante: What about the sewers?

Mr. Witfield explained that they are working with the Sanitation Department on that.

Atty. Crotty: What have you found out about the wetlands?

Atty. Schwall showed the Board a book re; same.
Attorney Schwall asked if he could get a letter from the D.E.C. regarding wetlands.

A sign directory was discussed with the Board,
Discussion followed re:same,

The Board gave permission to clear the land.
Mr. Witfield asked to be placed on the next agenda to seek final site plan approval,

Secretary will place Icos of America on the September 12th agenda.

#3 on the Agenda:

Continental Manor
Located on Temple Hill Road

Town Engineer Cuomo explained the change he had requested in regard to the roads in Continental Manor Site Plan. He explained the interior road.

Motion by Mr. Van Leeuwen seconded by Mr. McCabe that the Planning Board of the Town of New Windsor approve the general Site Plan, Sheet 1 of 2 as last revised on March 26, 1979; the general site plan, Sheet 2 of 2 as last revised on August 1, 1979; the site plan, Phase I, sheet 1 of 2, as last revised on March 27, 1979; and site plan, Phase I, sheet 2 of 2, as last revised on August 1, 1979.

Roll call: Infante - yes
McCabe - yes
Van Leeuwen - yes
Spignardo - yes

Motion approved, 4 ayes, no nays.

#4 on the Agenda:

Ruscitti Subdivision #79-3
Represented by Mr. Elias Grevas

Mr. Van Leeuwen: I went down and looked at the property. I looked it all over. I can't see holding this up.

Attorney Crotty: I was asked to look into the size of Melrose Avenue and Merline Avenue. Melrose is 40 ft. and Merline Avenue is 50 ft. wide.

Mr. Van Leeuwen: The land legally belongs to the Town?

Attorney Crotty: Yes.

Chairman Spignardo: The extension of Merline Avenue (25 ft) be eliminated and said land be incorporated into lot #9.

Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the Preliminary Plans of Joseph Ruscitti 17 lot subdivision following a Public Hearing held on July 11, 1979.

Roll call: Infante - yes
McCabe - yes
Van Leeuwen - yes
Spignardo - yes

Motion approved 4 ayes, no nays.

Minutes

Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor accept the minutes of the July 18th, 1979 meeting as read.

Roll call: Infante: yes
McCabe: yes
Van Leeuwen: yes
Spignardo: yes

Motion carried, 4 ayes, no nays.

Chairman Spignardo: On Tuesday August 14, 1979 this Board will meet here at the Town Hall for a meeting with the Town Board. Please, everyone try to attend this meeting. Bring your questions and complaints.

The meeting is scheduled for 7:30 P.M.

If there is no further business to come before this Board, I will entertain a motion to adjourn.

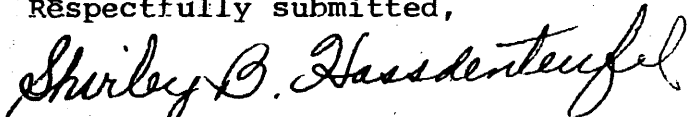
Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor adjourn the meeting of August 8, 1979.

Roll call: Infante: yes
McCabe: yes
Van Leeuwen: yes
Spignardo: yes.

Motion carried, 4 ayes, no nays.

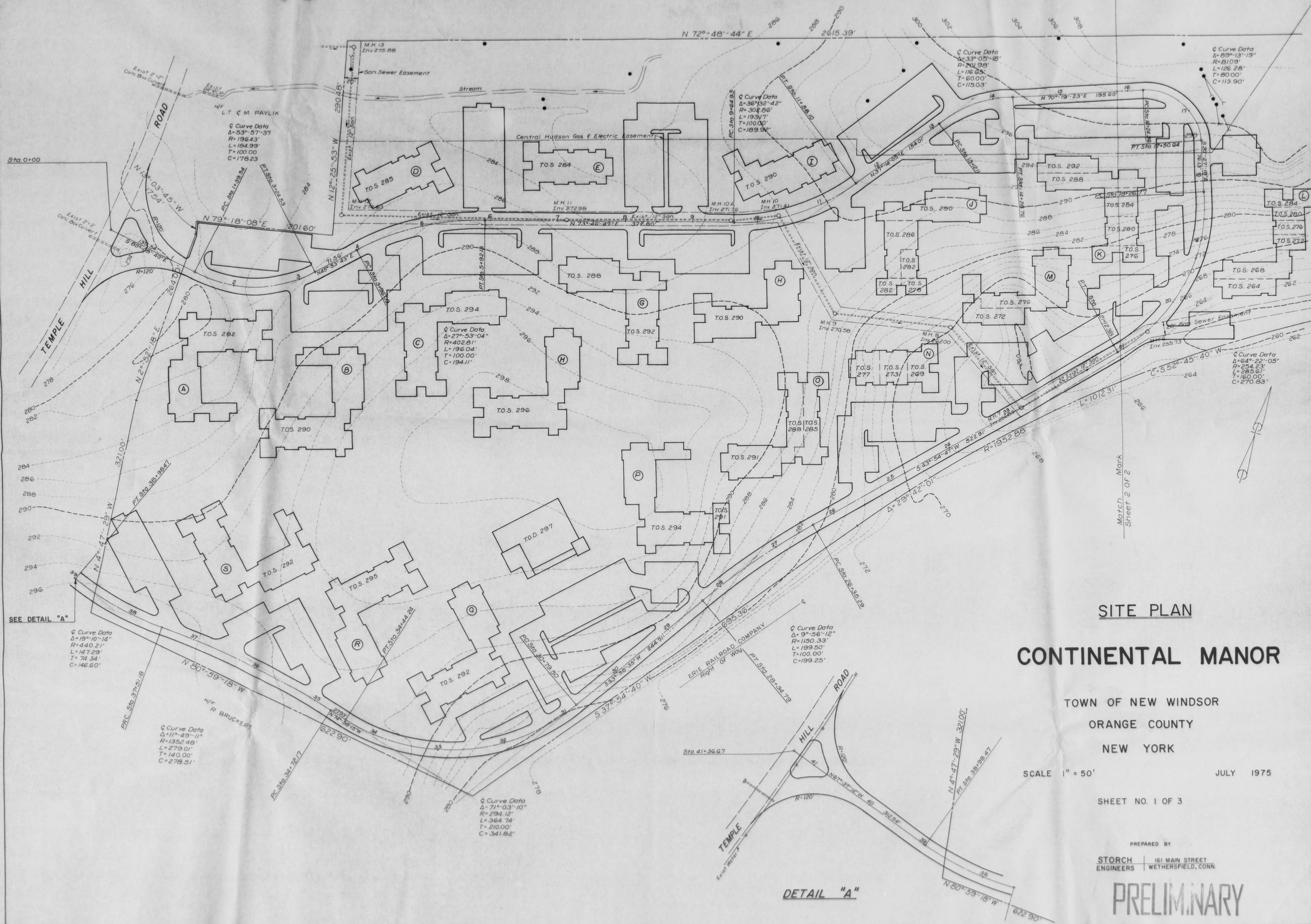
Meeting adjourned

Respectfully submitted,



SHIRLEY B. HASSDENTEUFEL,
Recording Secretary

Next Meeting - September 12, 1979 7:30 P.M.



SITE PLAN

CONTINENTAL MANOR

TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

SCALE 1" = 50'

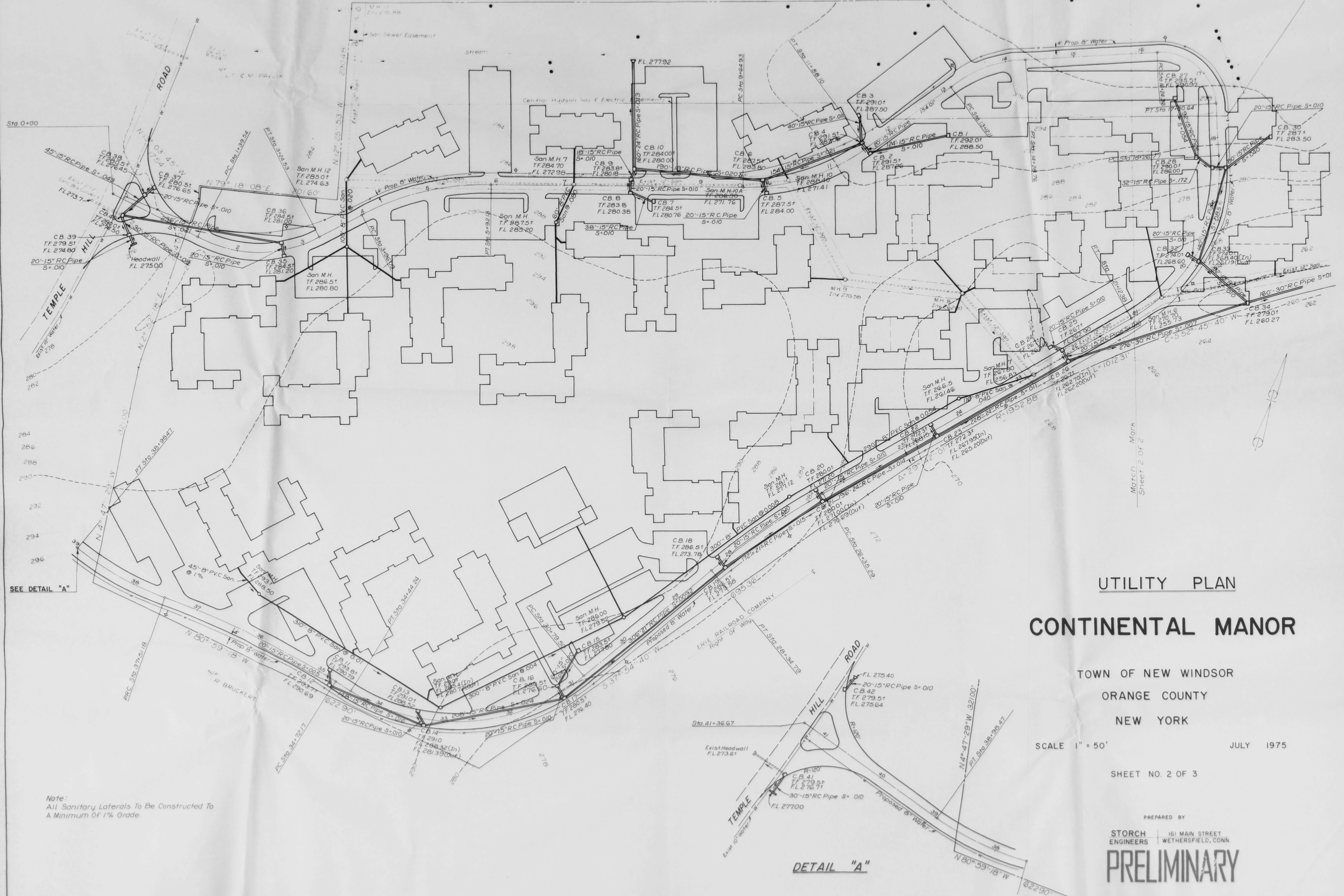
JULY 1975

SHEET NO. 1 OF 3

PREPARED BY

STORCH ENGINEERS	161 MAIN STREET WETHERSFIELD, CONN
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PRELIMINARY



SEE DETAIL "A"

Note:
All Sanitary Laterals To Be Constructed To
A Minimum Of 1% Grade.

UTILITY PLAN

CONTINENTAL MANOR

TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

SCALE 1" = 50'

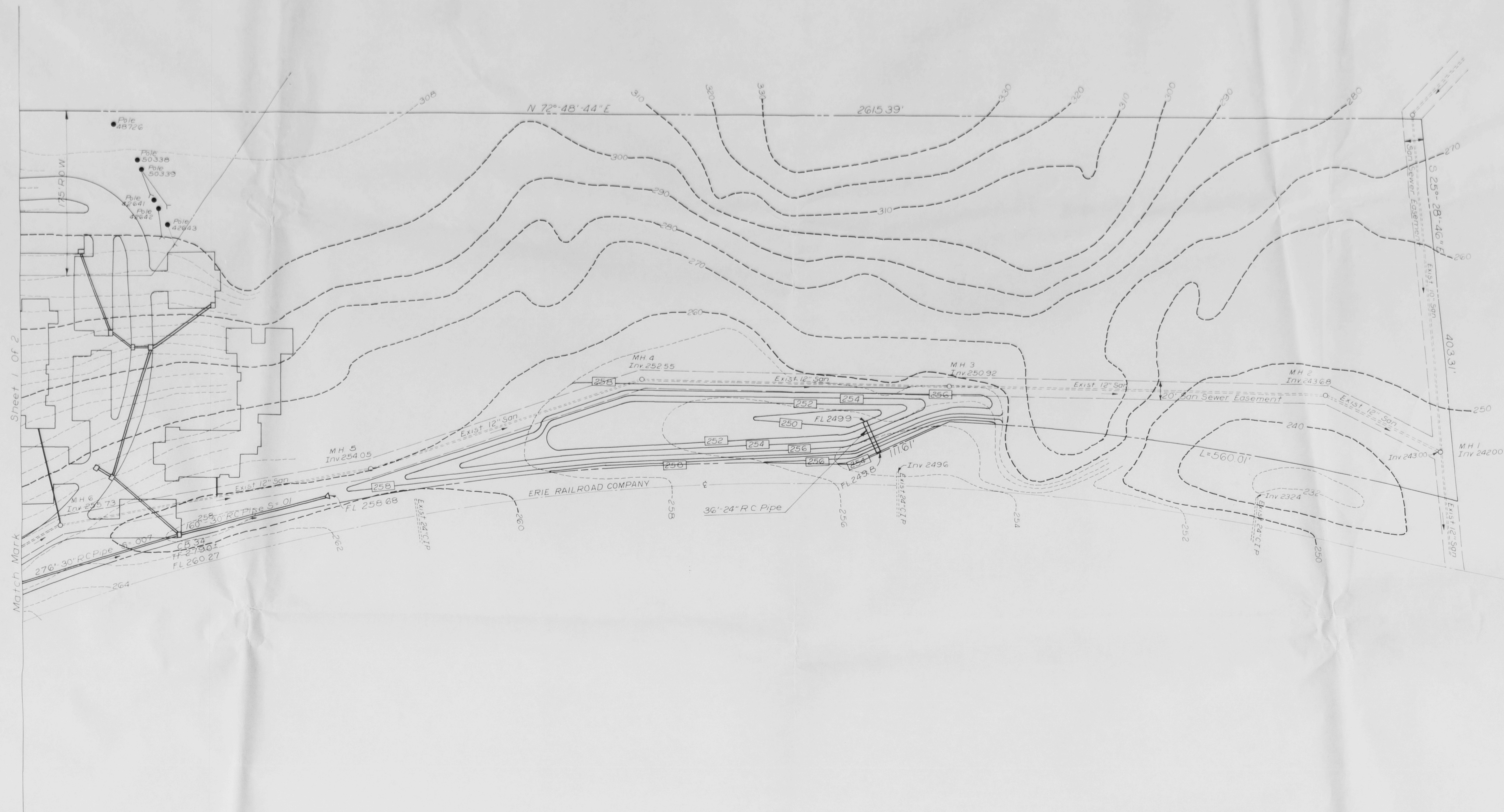
JULY 1975

SHEET NO. 2 OF 3

PREPARED BY

STORCH ENGINEERS 161 MAIN STREET
WETHERSFIELD, CONN.

PRELIMINARY



UTILITY AND SITE PLAN

CONTINENTAL MANOR

TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

SCALE 1" = 50'

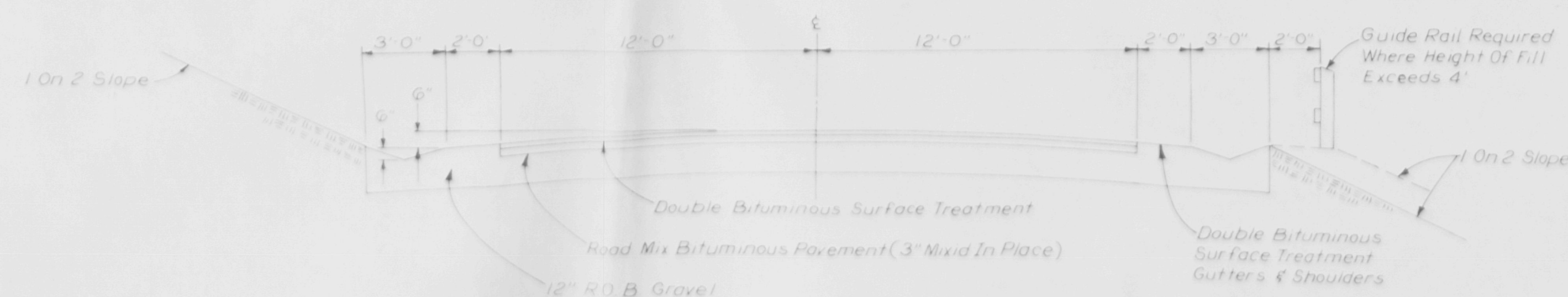
JULY 1975

SHEET NO. 3 OF 3

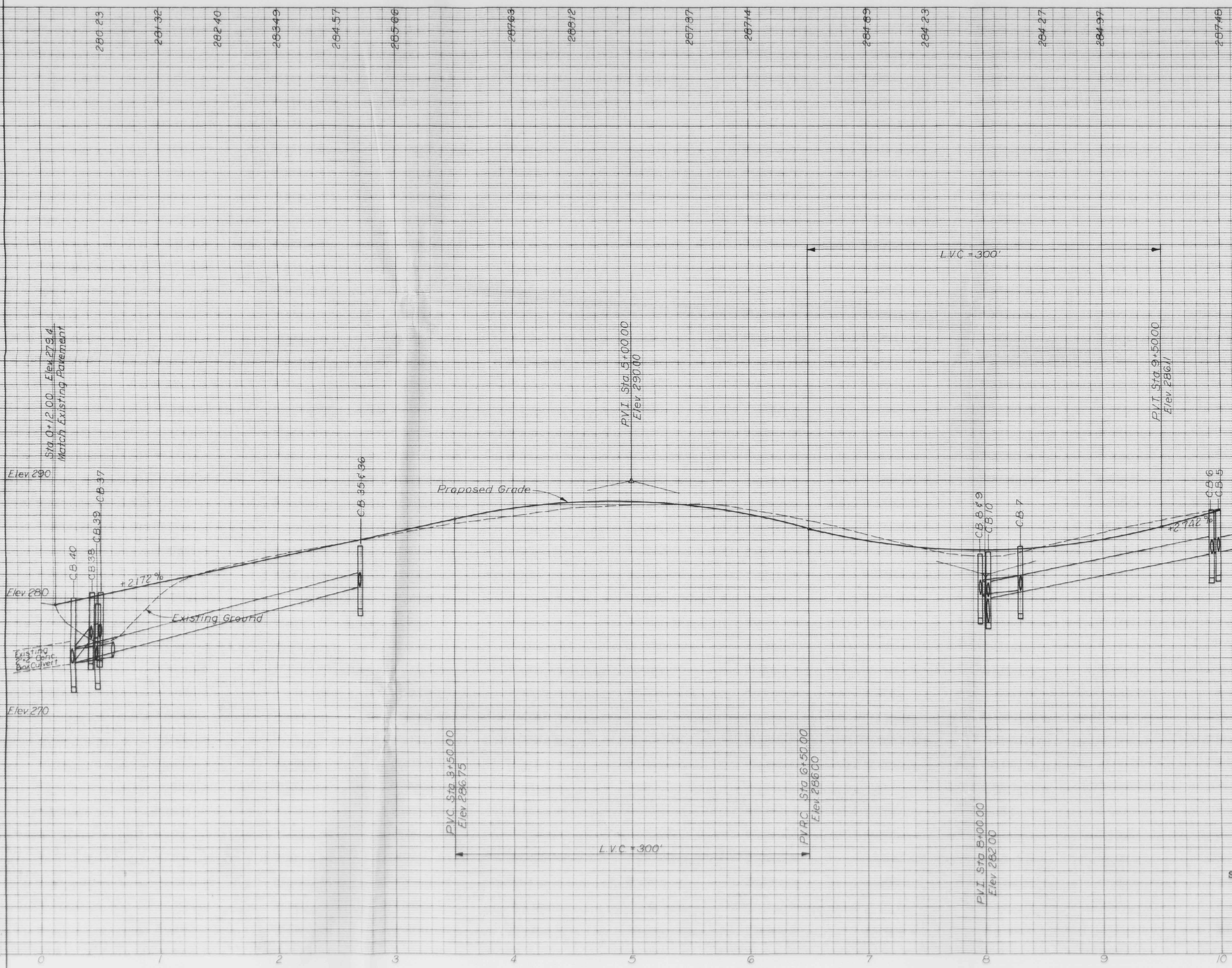
PREPARED BY

STORCH ENGINEERS 161 MAIN STREET WETHERFIELD, CONN.

PRELIMINARY



TYPICAL ROAD SECTION



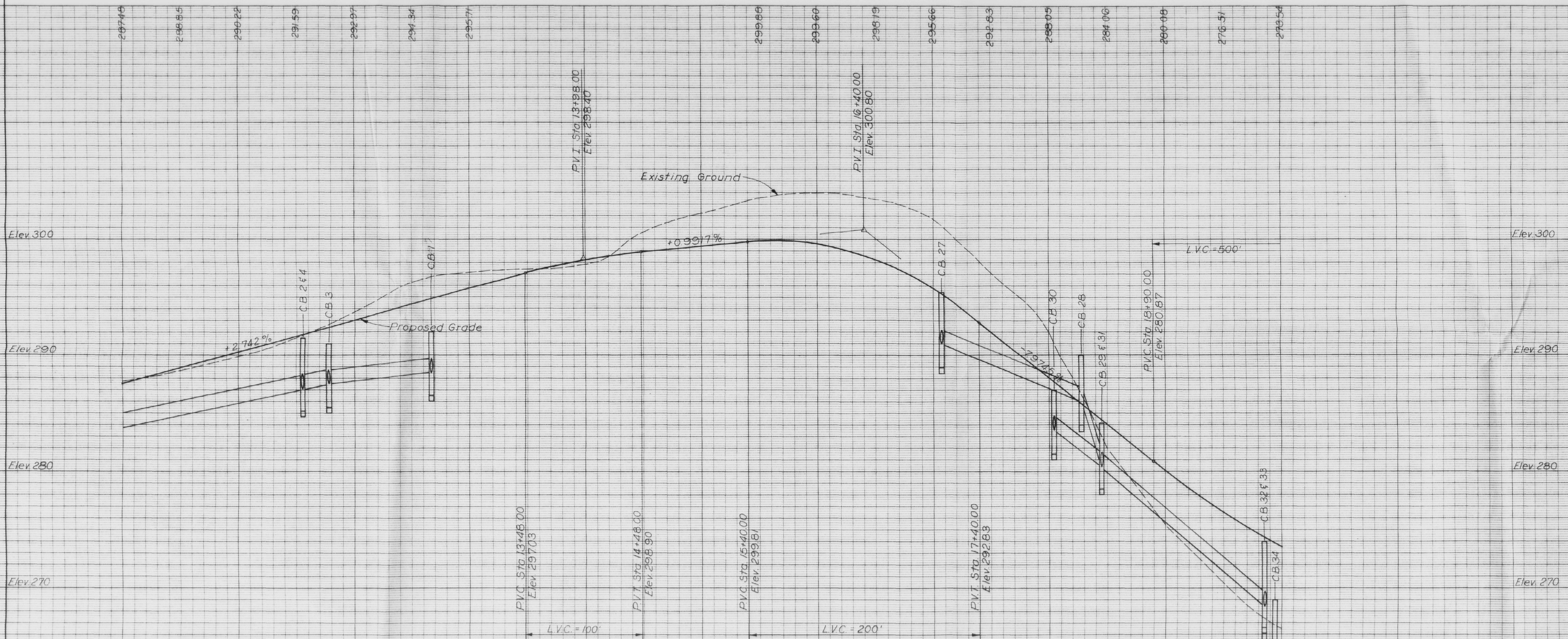
CONTINENTAL MANOR
TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK
PROFILE NO. 1

SCALE HORZ. 1" = 40'
VERT. 1" = 4' JULY 1975

PREPARED BY

STORCH ENGINEERS 161 MAIN STREET
WETHERSFIELD, CONN.

PRELIMINARY



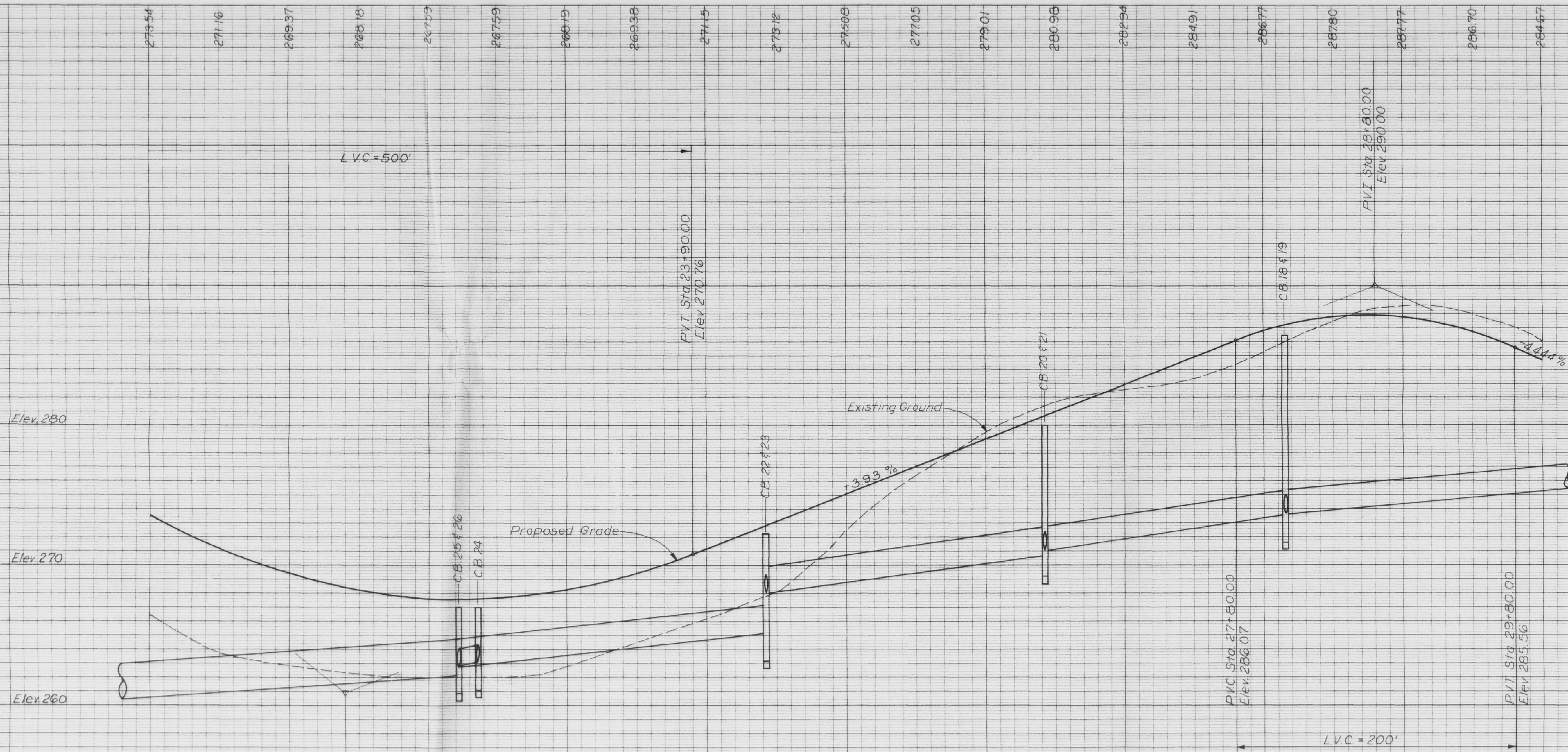
CONTINENTAL MANOR
TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK
PROFILE NO. 2

SCALE HORZ. 1" = 40'
VERT. 1" = 4' JULY 1975

PREPARED BY

STORCH ENGINEERS 161 MAIN STREET
WETHERSFIELD, CONN.

PRELIMINARY



CONTINENTAL MANOR

TOWN OF NEW WINDSOR

ORANGE COUNTY

NEW YORK

PROFILE NO. 3

SCALE HORZ 1" = 40'
VERT 1" = 4'

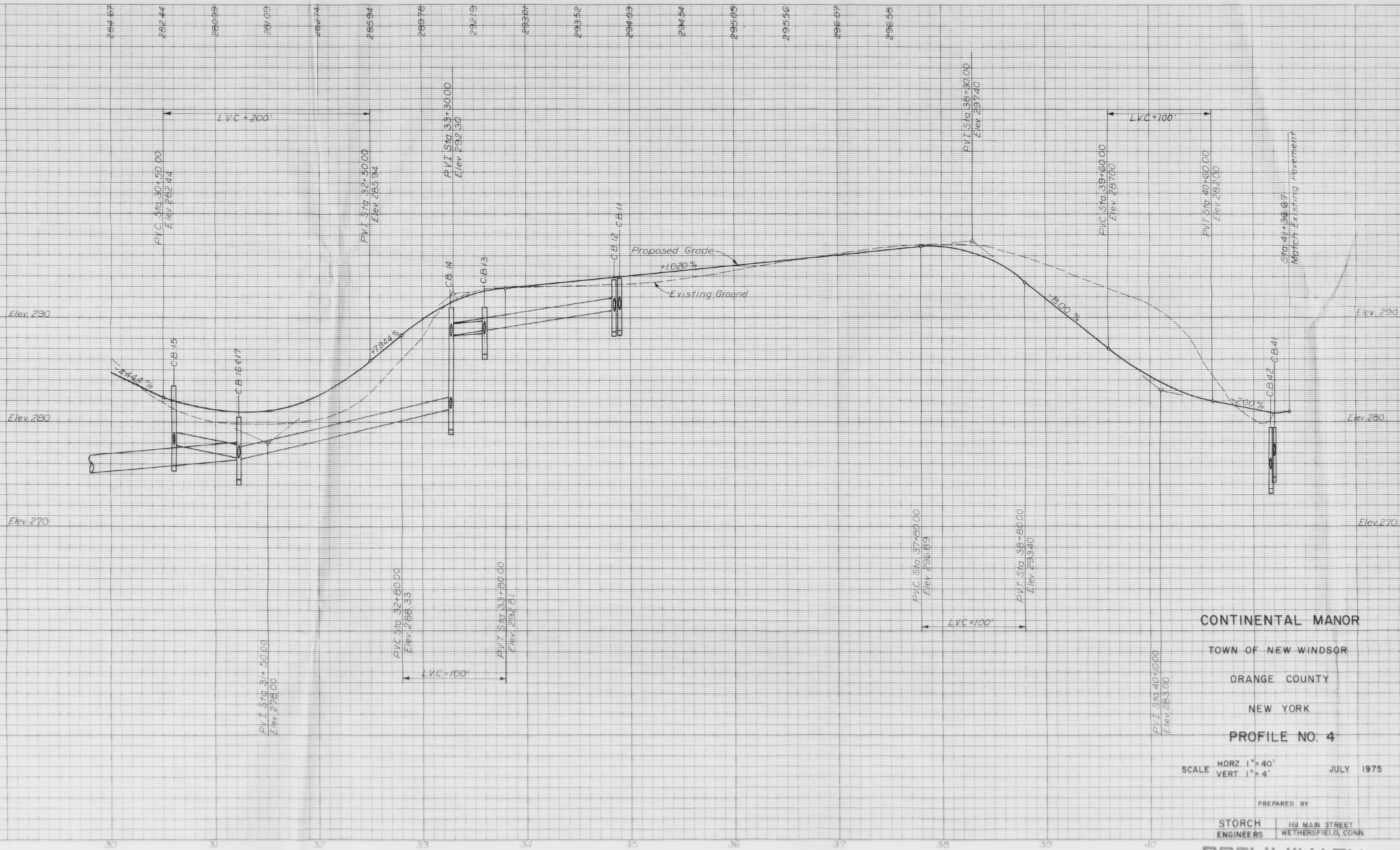
JULY 1975

PREPARED BY

STORCH
ENGINEERS

161 MAIN STREET
WETHERSFIELD, CONN.

PRELIMINARY



CONTINENTAL MANOR

TOWN OF NEW WINDSOR

ORANGE COUNTY

NEW YORK

PROFILE NO. 4

SCALE HORZ. 1" = 40'
VERT. 1" = 4' JULY 1975

PREPARED BY

STORCH ENGINEERS 161 MAIN STREET
WETHERSFIELD, CONN.

PRELIMINARY

OWNER: LYNN PAUL CO.
RECORDED: SECTION 35, BLOCK 1, LOT 64.

N/F W.F. SHEDDEN

N/F ST JOSEPHS SOCIETY
OF NEW YORK INC

CENTRAL HUDSON GAS &
ELECTRIC CORP. R.O.W.

NOTE:
50% Proposed Widening of Temple
Hill Road as Shown on Approved
Site Plan has not been included
in this Phase 1 Construction
Contract. Said Widening will
be accomplished prior to the
Completion of 84 Units
Per Agreement with
Town.

LEGEND

- Curve Number
- Curb Inlet
- Catch Basin
- Storm Drainage Manhole
- Sanitary Manhole
- End Wall
- Hydrant
- Water Valve
- Proposed Water Lines 18" Main
2" Laterals
- Existing Water Main
- Proposed Storm Sewer
- Proposed Sanitary Sewer

NOTE
At the option of the owner, the following
substitutions may be made:
1. Coated C.M. Pipe may be substituted
for R.C. Pipe in all instances except beneath
Temple Hill Road
2. Transit Pipe may be substituted for
PVC Pipe for the sanitary system.

CONTINENTAL MANOR

TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

SCALE 1" = 50'

JAN. 1978

SHEET NO. 1 OF 2

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON FEB 24 1978
BY [Signature]

PREPARED BY

STORCH
ENGINEERS 161 MAIN STREET
WETHERSFIELD, CONN.

GEORGE KIRGIS, P.E.
PROFESSIONAL ENGINEER N.Y. Lic. No. 42434

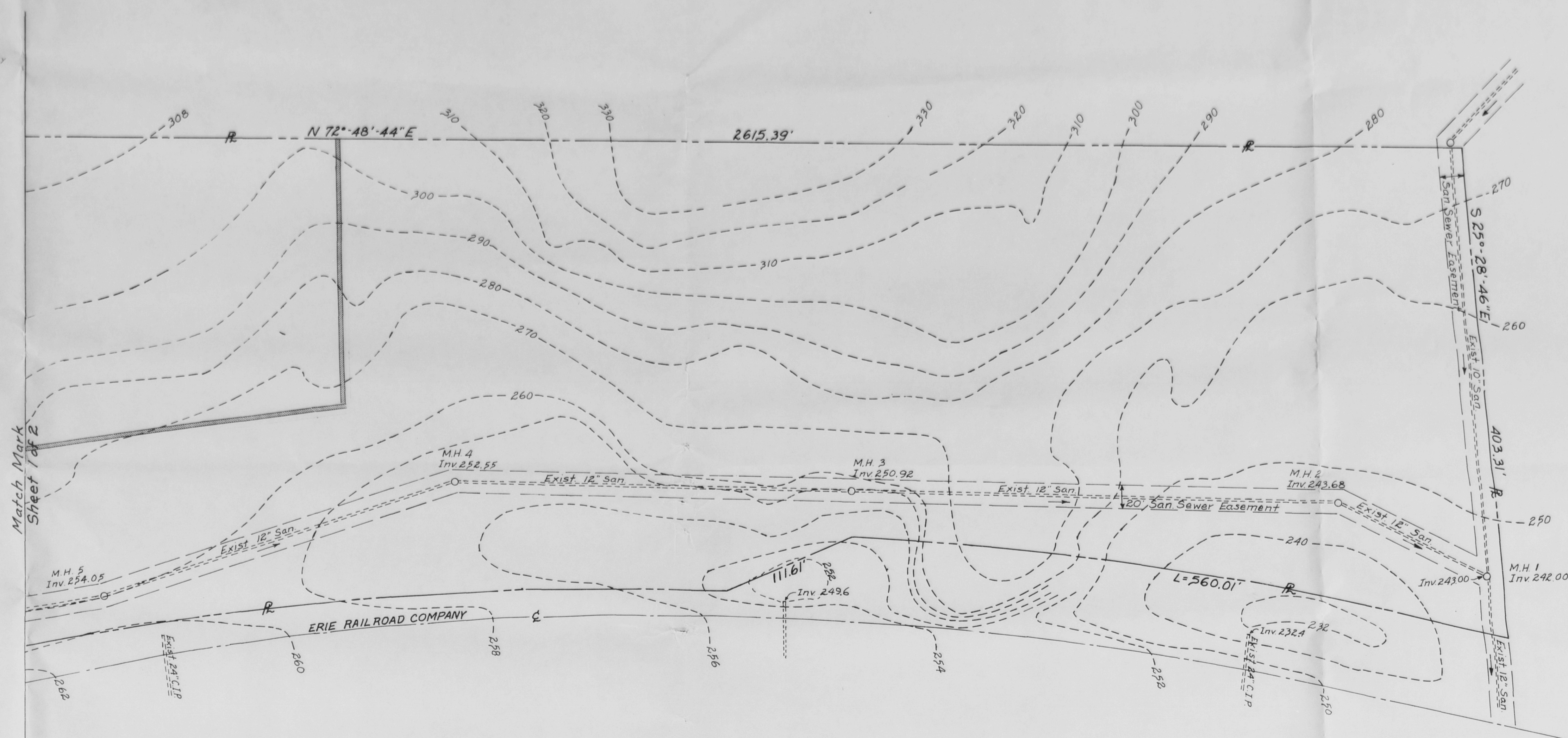
Match Mark
Sheet 2 of 2

GENERAL NOTES:

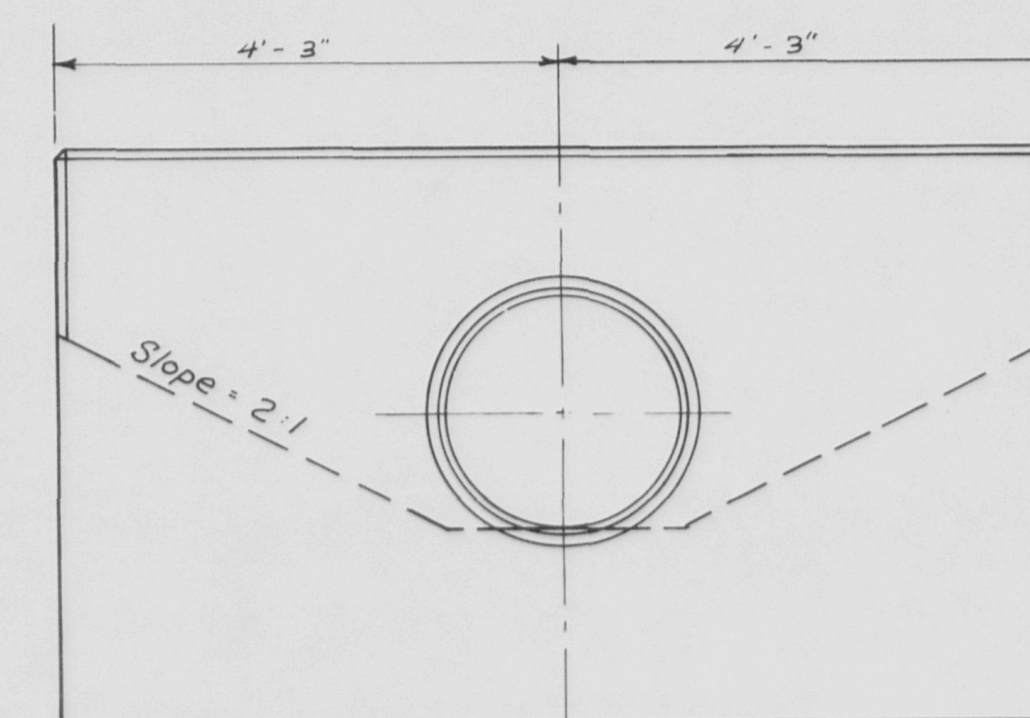
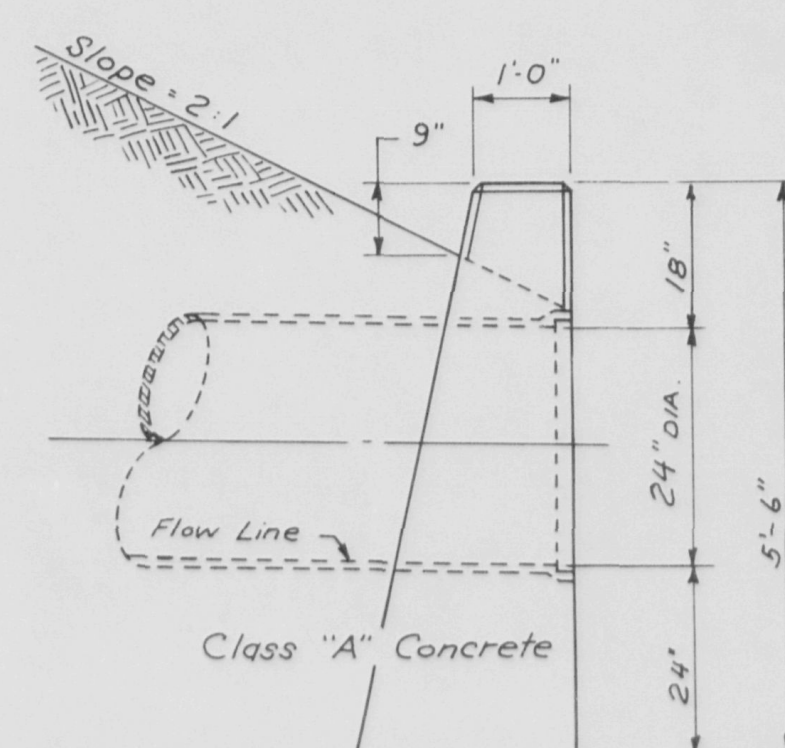
1. Building locations from plans prepared by Martin, Gebhardt & Dipolito, Architects, dated 5-31-77
2. Boundary, Topography & Existing Utilities taken from map prepared by Kartiganer Engineers, Newburgh, NY
3. All existing utilities for Temple Hill Road to be relocated as directed by the Engineer.

CURVE DATA

Curve No	Δ	Radius	P.C. Sta.	P.T. Sta.
9	58°03'34"	255.86	101+15.13	PRC+103+74.40
10	32°33'10"	324.62	PRC+103+74.40	105+58.83
13	30°30'30"	150.00	55+10.79	55+90.66

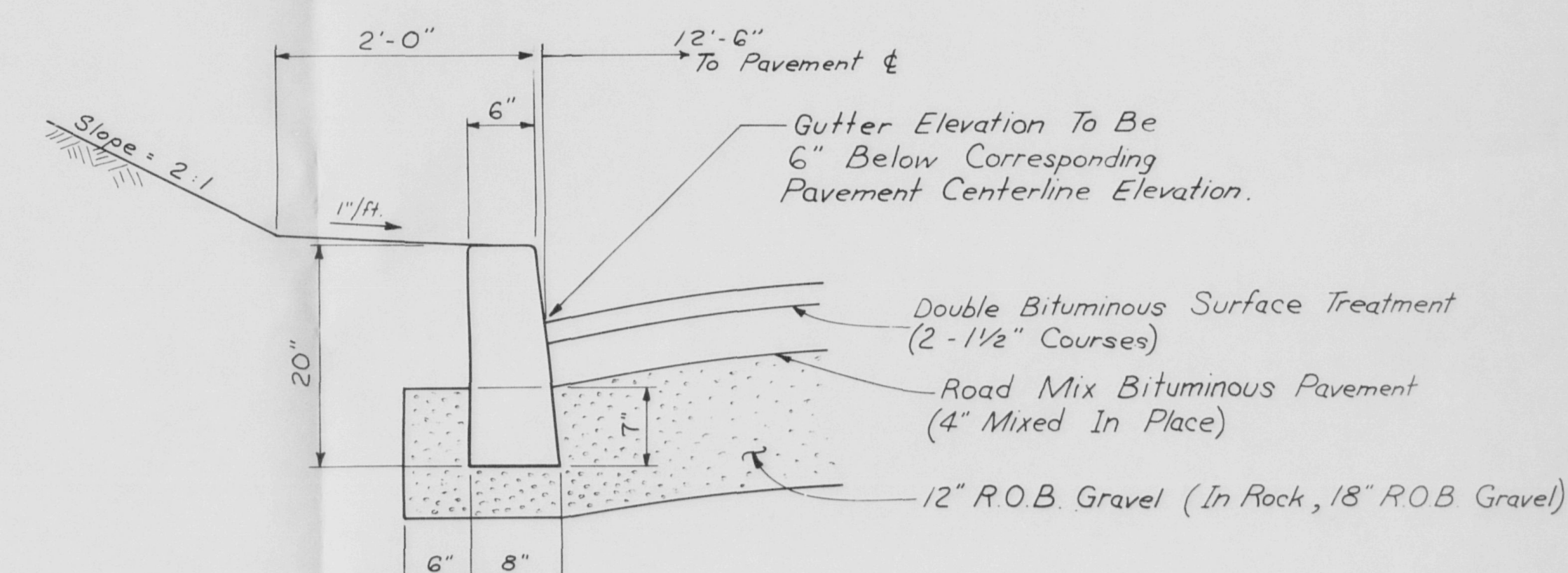


Note: All edges of exposed surfaces to be chamfered one inch.

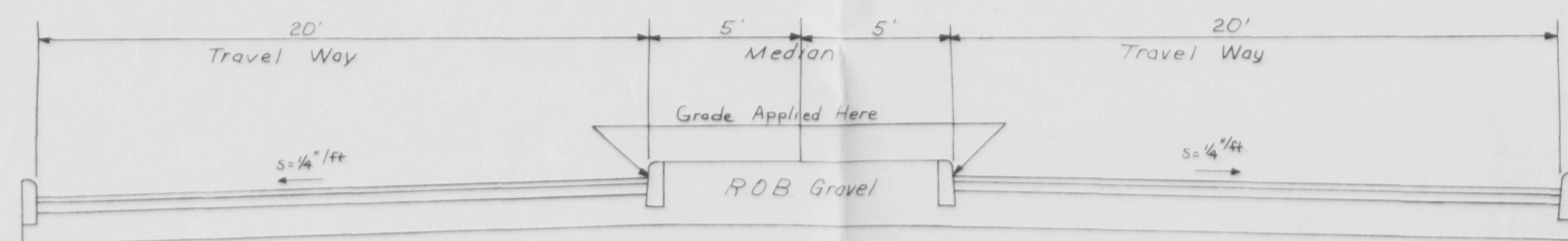


HEADWALL and ENDWALL DETAIL

Not To Scale

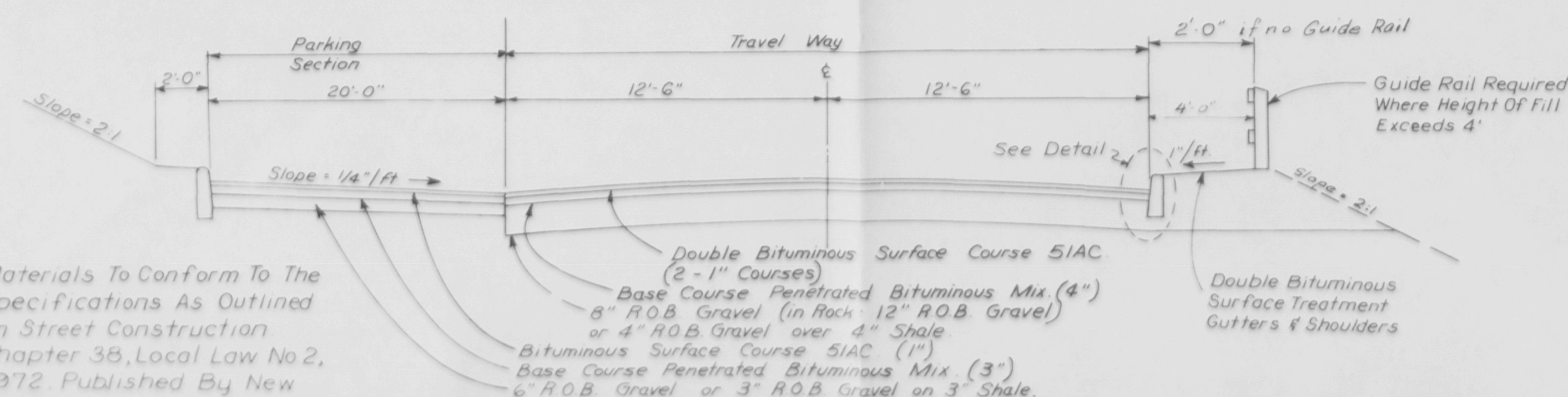


CURBING DETAIL



TYPICAL DIVIDED ROADWAY SECTION

Materials And Depths To Be As Shown Below For Typical Interior Roadway Sections



TYPICAL INTERIOR ROADWAY SECTION

Not To Scale

Note: Materials To Conform To The Specifications As Outlined In Street Construction Chapter 3B, Local Law No 2, 1972. Published By New Windsor unless otherwise indicated.

CONTINENTAL MANOR

TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

SCALE 1" = 50'

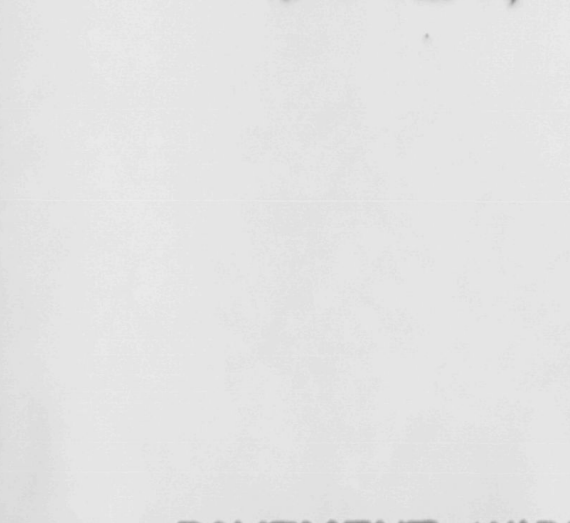
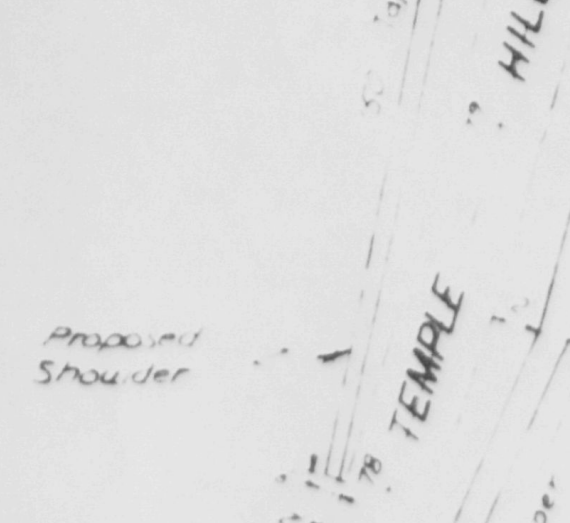
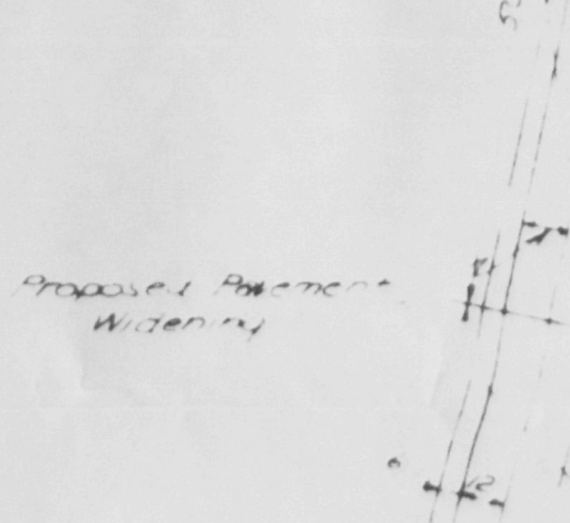
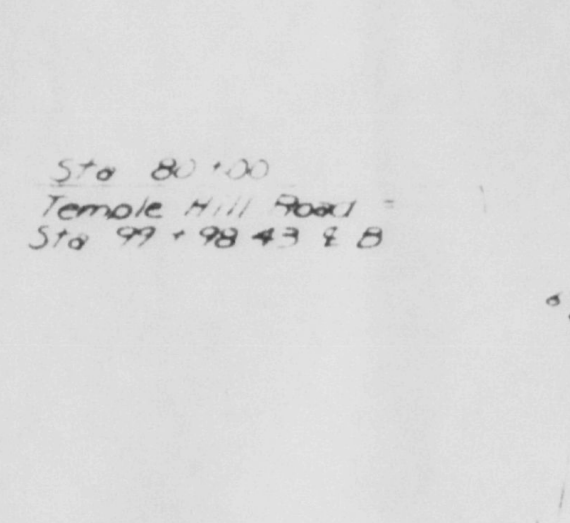
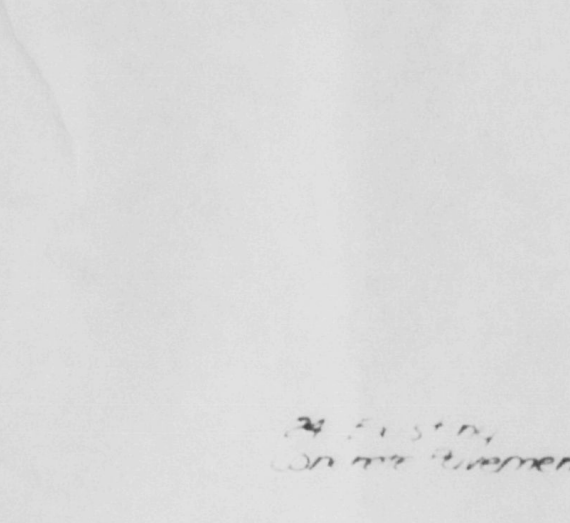
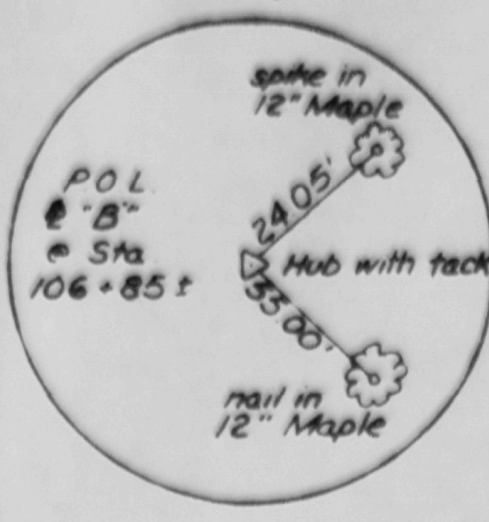
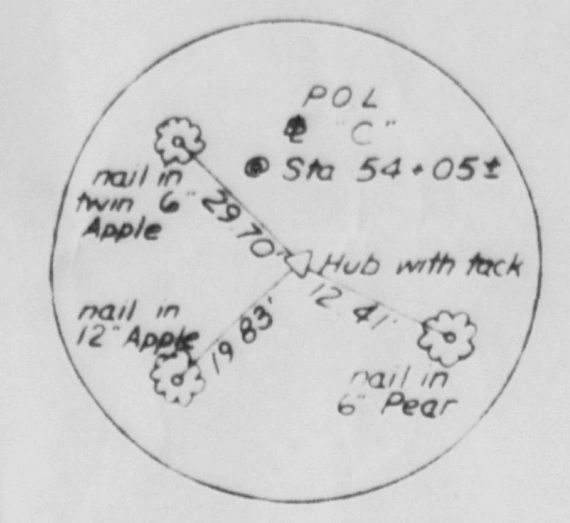
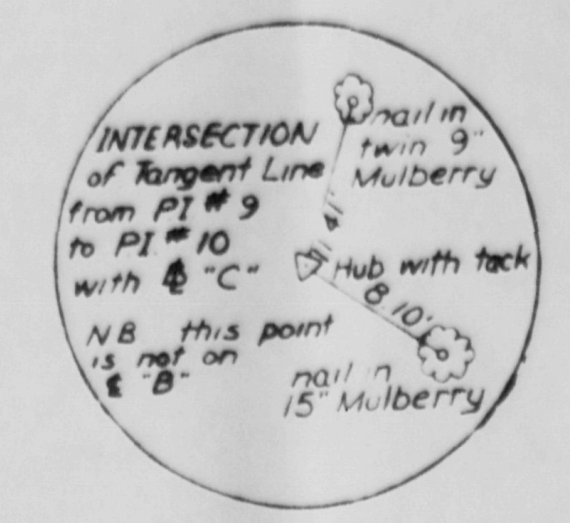
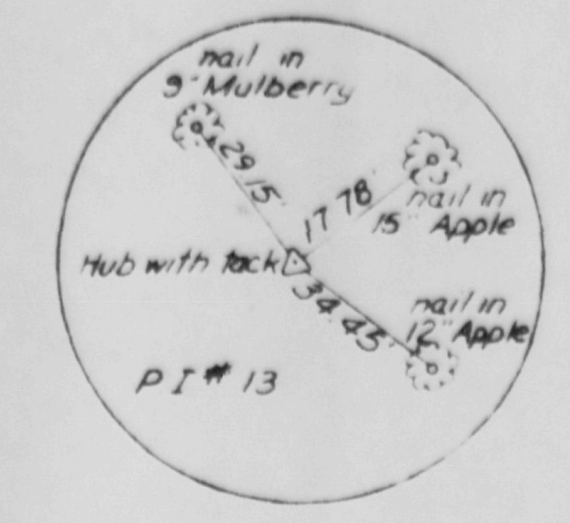
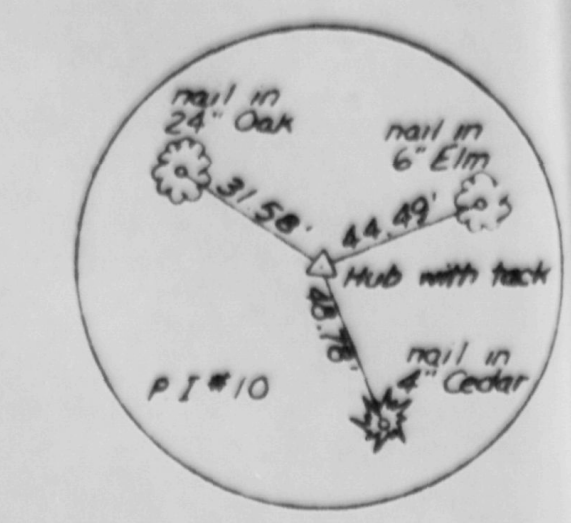
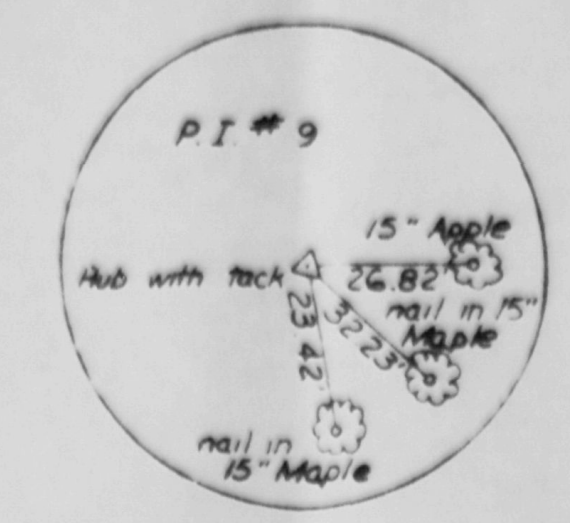
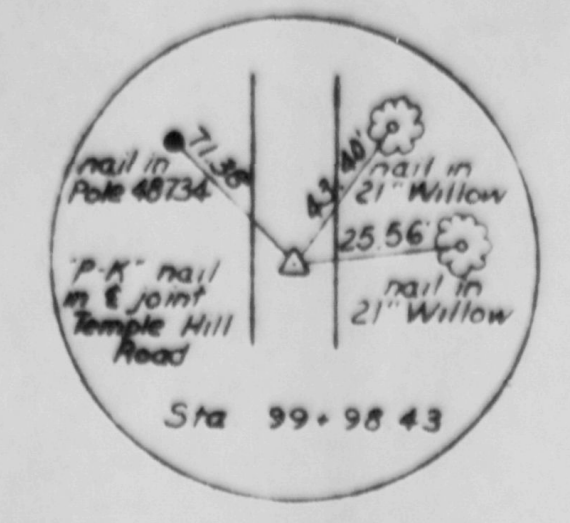
JANUARY 1978

SHEET NO. 2 OF 2

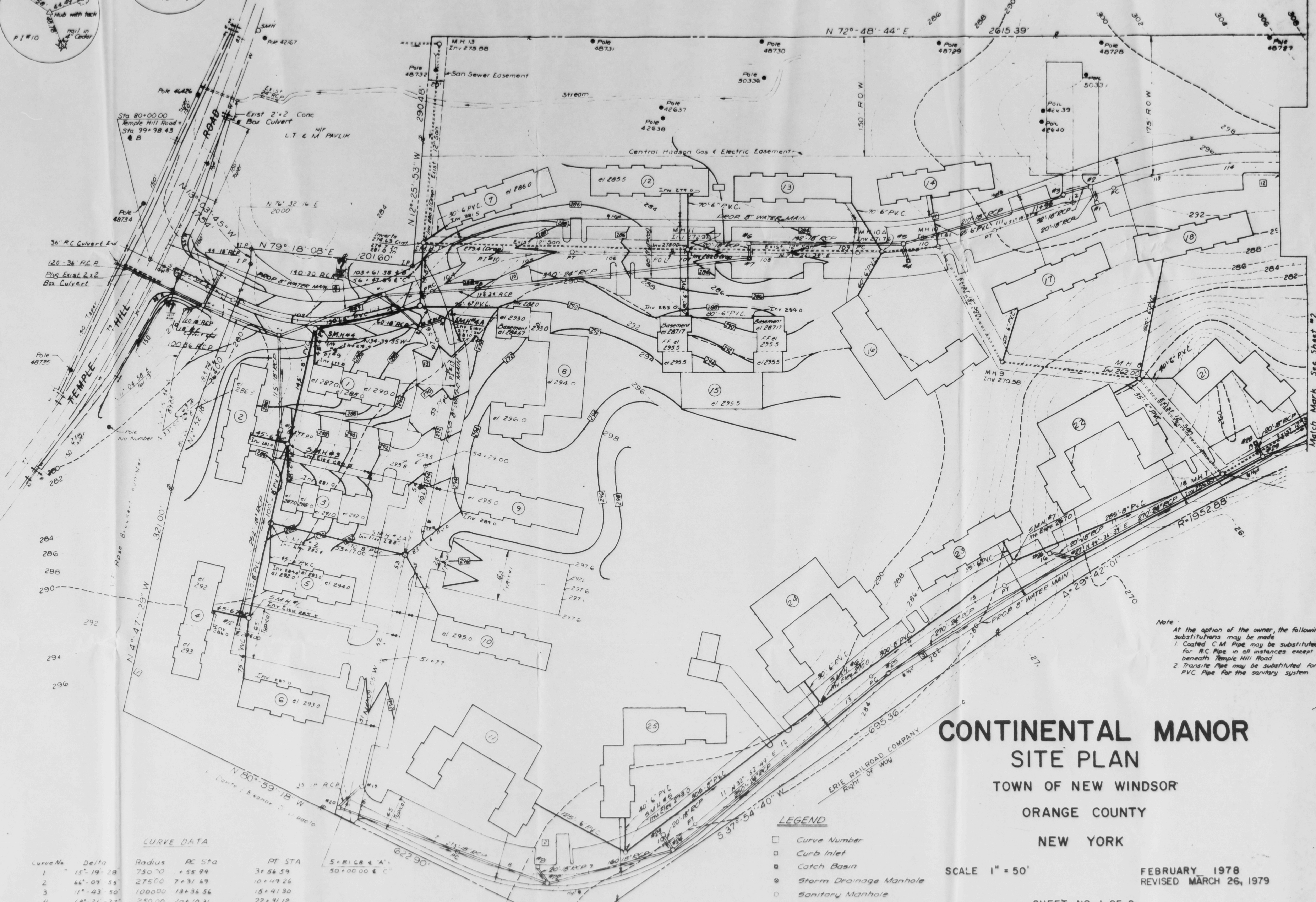
PREPARED BY

STORCH ENGINEERS 161 MAIN STREET WETHERSFIELD, CONN.

OWNER: LYNN PHIL CO.
RECORDED: SECTION 35, BLOCK 1, LOT 64.



INTERSECTION
of Tangent Line
Mulberry
to PI #9
with "C"
Hub with tack
N.B. this point
is not on
15' Mulberry



Curve No	Delta	Radius	PC STA	PT STA
1	15° 19' 28"	750.00	55+99.99	31+54.59
2	66° 09' 55"	2750.00	7+31.69	10+49.26
3	11° 43' 50"	10000.00	13+36.56	15+41.30
4	64° 21' 27"	2500.00	20+10.31	22+91.12
5	93° 51' 34"	87.50	23+74.15	25+37.49
6	10° 11' 54"	5500.00	32+05.35	33+03.25
7	206° 28' 32"	42.50	34+14.50	35+67.66
8	63° 31' 08"	32.50	36+10.16	36+46.19
9	58° 03' 34"	255.86	101+15.13	103+74.40
10	32° 33' 10"	324.62	103+74.40	105+58.83
11	20° 07' 57"	500.00	109+15.70	110+91.37
12	27° 15' 39"	550.00	112+50.86	115+12.55
13	30° 30' 30"	150.00	55+10.79	55+90.66

- LEGEND**
- Curve Number
 - Curb Inlet
 - Catch Basin
 - Storm Drainage Manhole
 - Sanitary Manhole
 - End Wall
 - Hydrant
 - Water Valve
 - Proposed Water Lines (8" Main, 2" Laterals)
 - Existing Water Main
 - Proposed Storm Sewer
 - Proposed Sanitary Sewer

CONTINENTAL MANOR SITE PLAN TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

SCALE 1" = 50'
FEBRUARY 1978
REVISED MARCH 26, 1979
SHEET NO. 1 OF 2

PREPARED BY
STORCH ENGINEERS
161 MAIN STREET
WETHERSFIELD, CONN.

GEORGE KIRGIS, P.E.
PROFESSIONAL ENGINEER N.Y. NO. 42634

FOR SITE PLAN APPROVAL ONLY

PAVEMENT WIDENING DETAIL

OWNER: LYNN PHIL CO
RECORDED: SECTION 35, BLOCK 1, LOT 64.

N/F W.F. SHEDDEN

N/F ST JOSEPHS SOCIETY
OF NEW YORK INC

CENTRAL HUDSON GAS &
ELECTRIC CORP. R.O.W.



NOTE:
Proposed Widening of Temple
Hill Road as Shown on Approved
Site Plan has not been included
in this Phase 1 Construction
Contract. Such Widening will
be accomplished Prior to the
Completion of 84 Units
Per Agreement with
Town.

LEGEND

- Curve Number
- Curb Inlet
- Catch Basin
- Storm Drainage Manhole
- Sanitary Manhole
- End Wall
- Hydrant
- Water Valve
- Proposed Water Lines / 8" Main / 2" Laterals
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- Proposed Storm Sewer
- Proposed Sanitary Sewer

NOTE
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substitutions may be made:
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for R.C. Pipe in all instances except beneath
Temple Hill Road.
2. Transit Pipe may be substituted for
PVC Pipe for the sanitary system.

CONTINENTAL MANOR
SITE PLAN - PHASE I
TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

SCALE 1" = 50'

JAN. 1978

SHEET NO. 1 OF 2

REVISED NOV. 1, 1978
REVISED JAN. 12, 1979
REVISED MARCH 27, 1979

PREPARED BY

STORCH ENGINEERS 161 MAIN STREET
WETHERFIELD, CONN.

GEORGE KIRGIS, P.E.
PROFESSIONAL ENGINEER N.Y. Lic. No. 42434
DATE

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 8-8-79
BY Ernest Spiguard
Chairman
RECEIVED TOWN OF NEW WINDSOR
PLANNING BOARD
BY

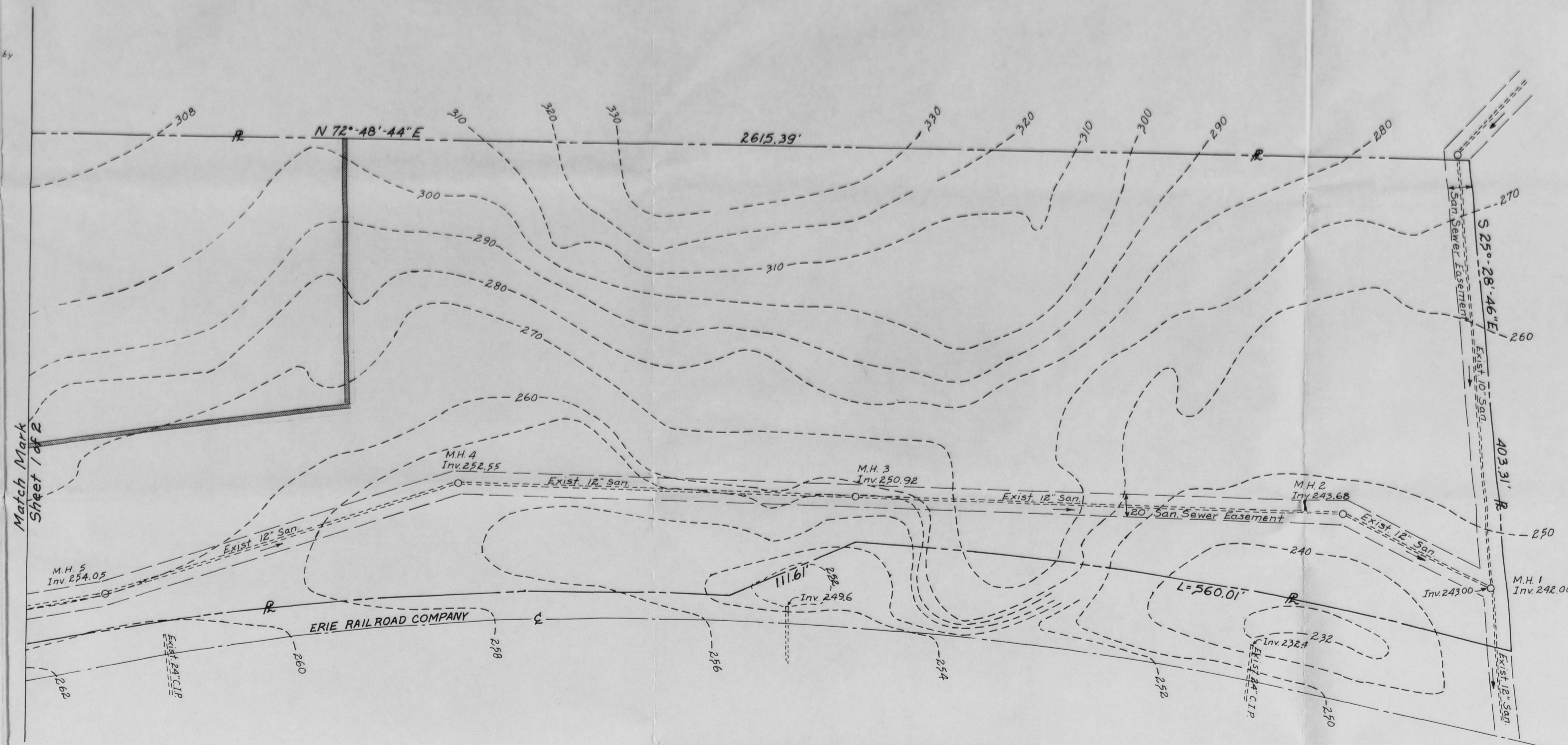
Match Mark
Sheet 2 of 2

GENERAL NOTES:

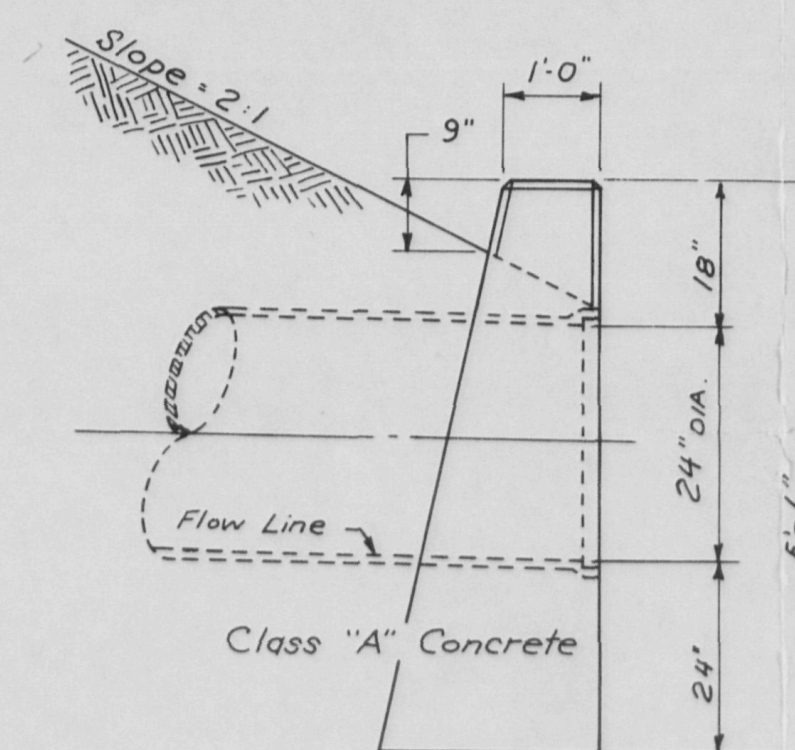
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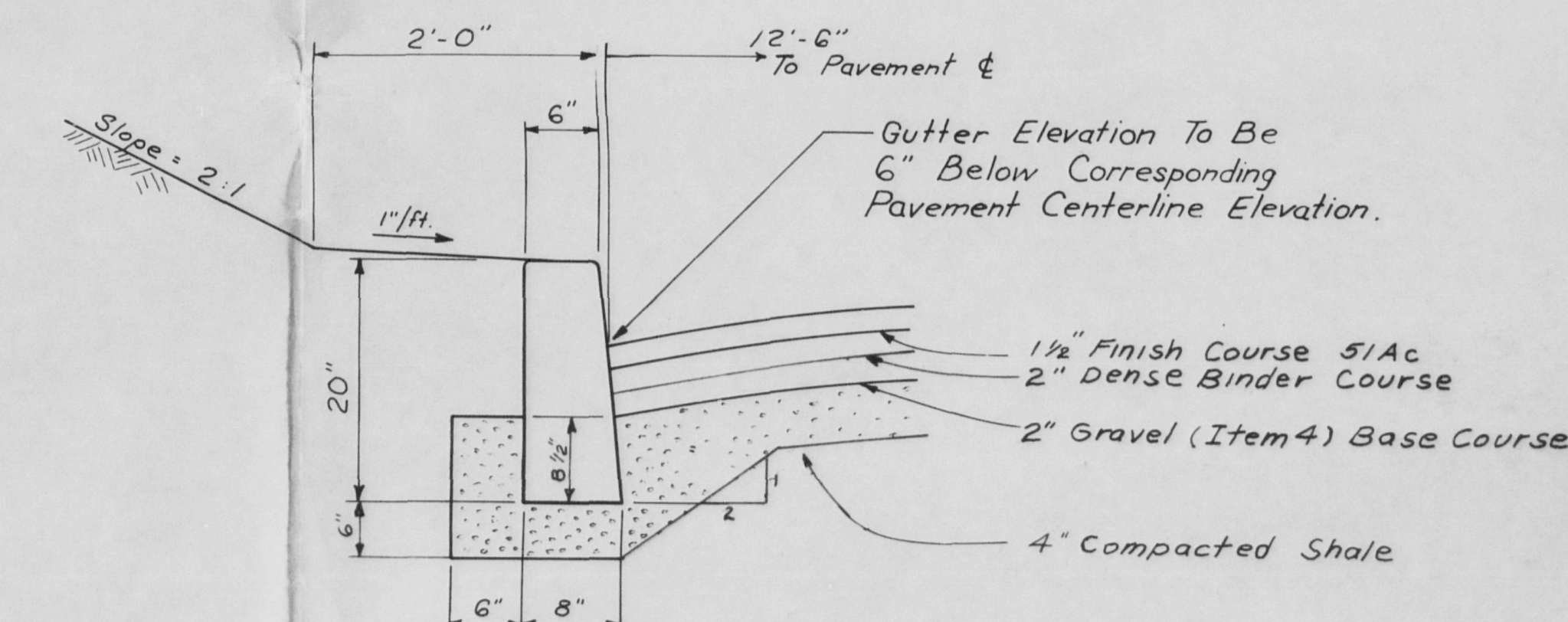


Note: All edges of exposed surfaces to be chamfered one inch.

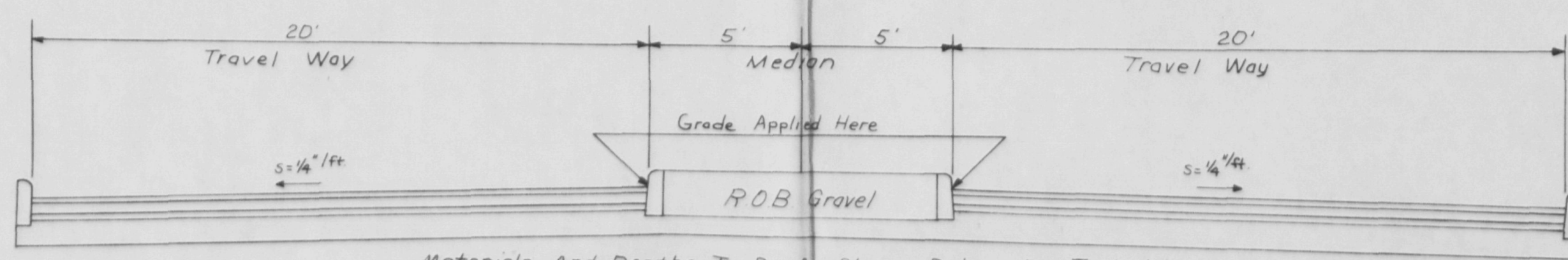


HEADWALL and ENDWALL DETAIL

Not To Scale

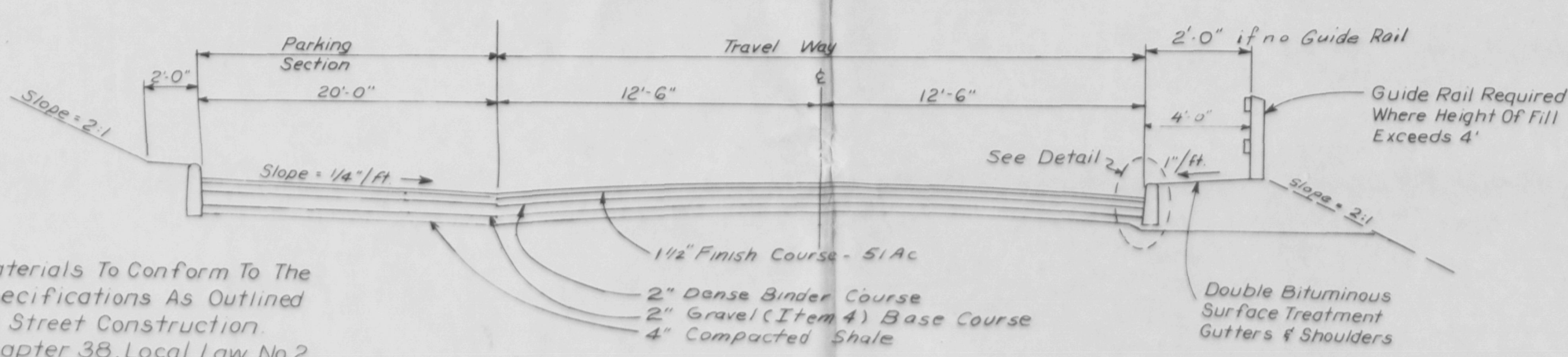


CURBING DETAIL



TYPICAL INTERIOR DIVIDED ROADWAY SECTION

Materials And Depths To Be As Shown Below For Typical Interior Roadway Sections



TYPICAL INTERIOR ROADWAY SECTION

Not To Scale

Note: Materials To Conform To The Specifications As Outlined In Street Construction Chapter 38, Local Law No 2, 1972. Published By New Windsor unless otherwise indicated. Interior Roadway Thicknesses Have Been Determined By The Developer

CONTINENTAL MANOR SITE PLAN-PHASE I TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

SCALE 1" = 50'

JANUARY 1978

SHEET NO. 2 OF 2

REVISED NOV. 1, 1978
REVISED MARCH 27, 1979
REVISED AUGUST 1, 1979

PREPARED BY
STORCH ENGINEERS
161 MAIN STREET
WETHERSFIELD, CONN.

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 2-2-79
BY Ernest Spiguard
Chairman